



OFFERS IN THE REGION OF

**£475,000**

**Gautrey Road**

London, SE15 2JE

**GARETH  
JAMES**

## PROPERTY SUMMARY

Set on the raised ground floor of an elegant period conversion in the heart of Nunhead, this beautifully presented two-bedroom apartment effortlessly combines timeless character with contemporary design.

2



1



1



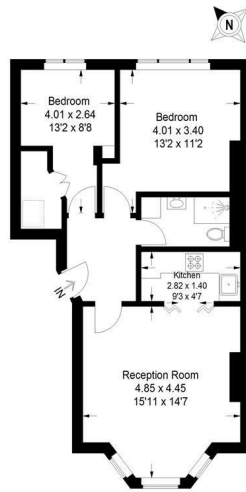






**Gautrey Road, SE15**

Approximate Gross Internal Area  
57.8 sq m / 622 sq ft



**Raised Ground Floor**

□ = Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1307080)

2	
1	
1	

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

<b>GARETH JAMES</b>	<b>OFFICE ADDRESS</b> 129 Bellenden Road London SE15 4QY	<b>OFFICE DETAILS</b> 02077324330 sales@garethjames.com <a href="https://www.garethjames.com/">https://www.garethjames.com/</a>
-------------------------	---	--